

# COUNTY OF KANE

**DEVELOPMENT & COMMUNITY  
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



**County Government Center**

719 Batavia Avenue

Geneva, IL 60134

Phone: (630) 232-3480

Fax: (630) 232-3411

The petitioners are seeking a lot size variance in the R-1 One-Family Residential District from the 20,000 square foot minimum parcel (the parcel is 19602 square feet, requiring a 398 square foot variance). If granted, this would bring the existing parcel into conformance with the Kane County Zoning Ordinance.

This petition will be going before the Kane County Zoning Board of Appeals at its meeting on June 13, 2023. Please send any comments to our office by then to ensure they can be considered by the Zoning Board.

Thank you.

Keith Berkhout  
Kane County Development Department  
Attn: Zoning  
719 S. Batavia Avenue  
Geneva, Illinois 60134  
630-232-3495  
[berkhoutkeith@co.kane.il.us](mailto:berkhoutkeith@co.kane.il.us)

To,  
The Kane County Board  
Adrian Talip  
1714 Indian Ave  
Aurora, IL 60505

Request For Ministerial Variance For The Kane County Zoning Officer.

This property has been in probate for 3 years since my parents passing, pending court proceedings, which I have been granted by the courts to move forward to purchase house.

However, at this time, my current lender has halted all proceedings pending a verified permissible build letter from the Kane County Board. To show that in case of Restoration of Damaged Building Structure of more than 50% of said property, that we would be able to build within current zoning guidelines freely. The current lots #20, 21 and 22, are adjacent lots that have been added throughout the past years.

I currently do not have specific build drawings at this time to build but have a hypothetical scenario of drawings should that instance come about.

Along with this letter I have provided top view photos, side view photos, flood plain clearance photos, floor plan drawings of current structure and measured property compliance footage. To show that we indeed have room to build under current zoning guidelines.

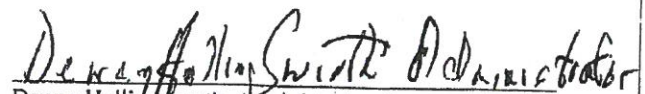
Scenario build would move property structure over to the west of property to meet minimum guidelines required to proceed.

Thank you for your time

Adrian Talip  
1714 Indian Ave  
Aurora, IL 60505  
March 29, 2023

630-701-7600

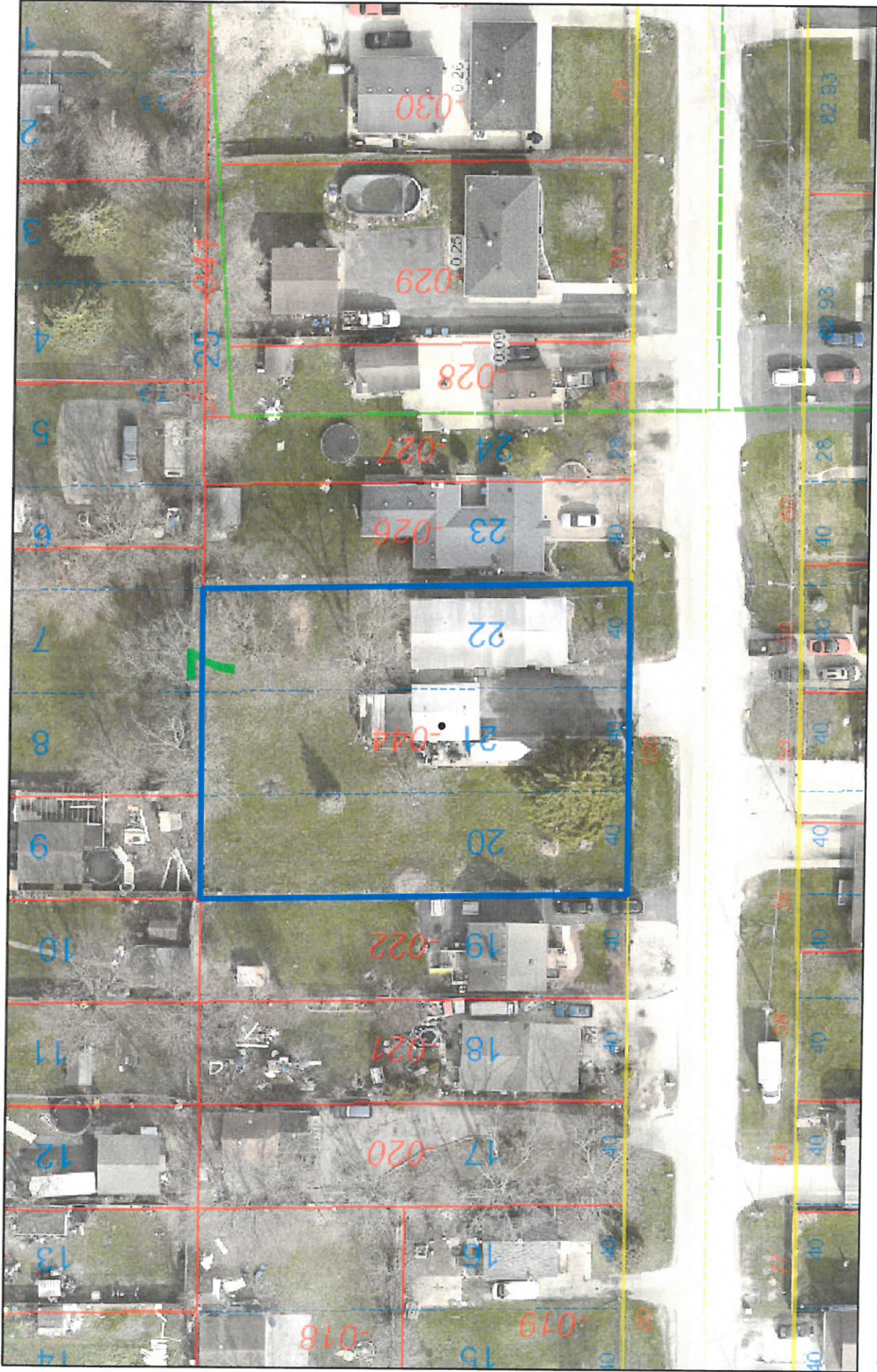


  
Dewey Hollingsworth, Administrator of  
The Estate of Julia A. Talip - Owner of the Property  
1700 N Farnsworth Ave # 27, Aurora, IL 60505  
(630) 701-1700

Kane County Case # 19P151

Legal Description of 1714 Indian Avenue, Aurora, Illinois 60505  
Lots 20, 21 and 22 in Block 7 of Mount Pleasant Addition to Aurora, in the  
Township of Aurora, Kane County Illinois; PIN 15-24-127-044

# Map Title



April 10, 2023

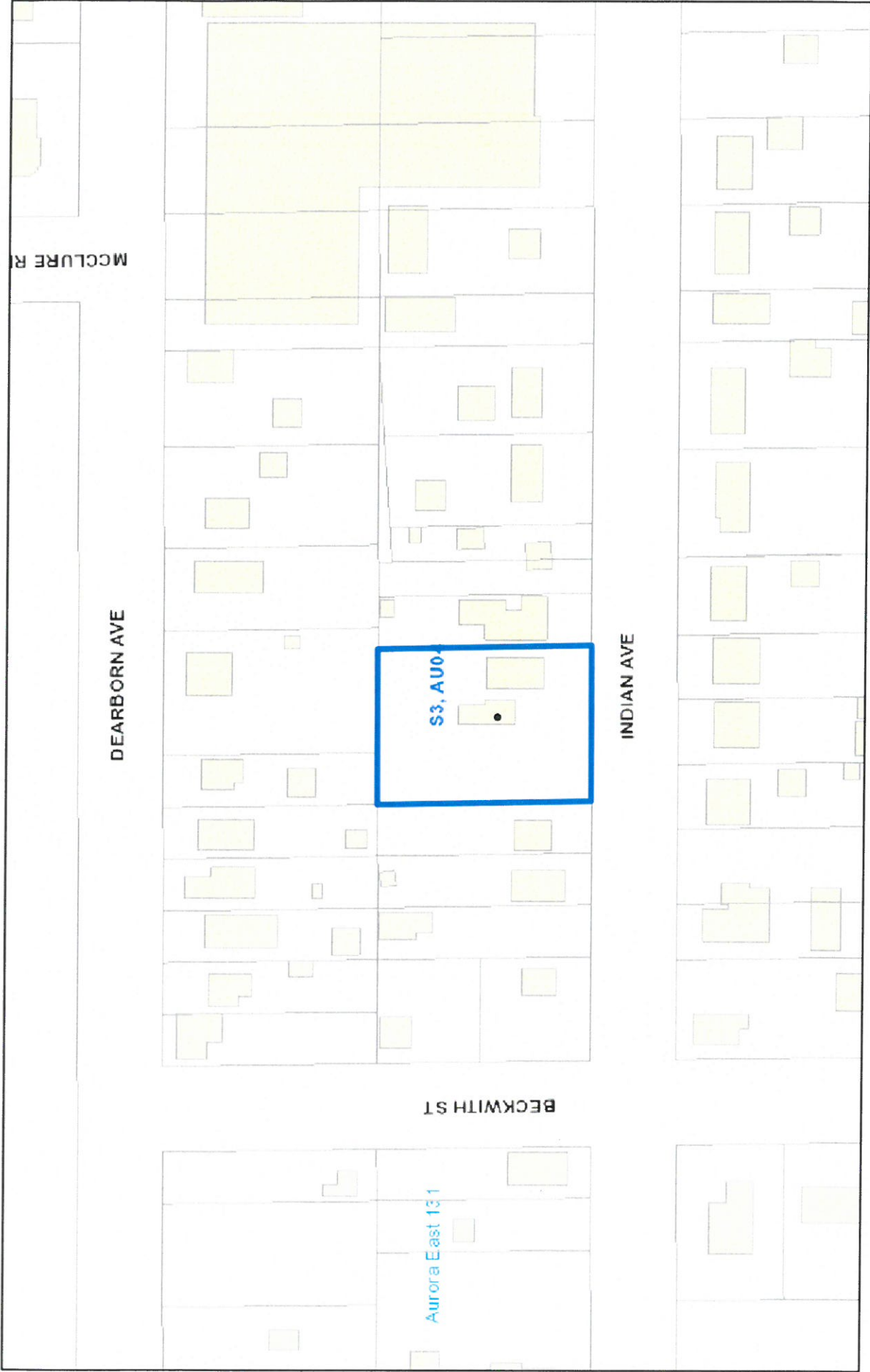


GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois

# Map Title



April 28, 2023

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois